



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price¹

Median

\$1.27m

Quarterly price change

-2.68% ↓

Median unit price¹

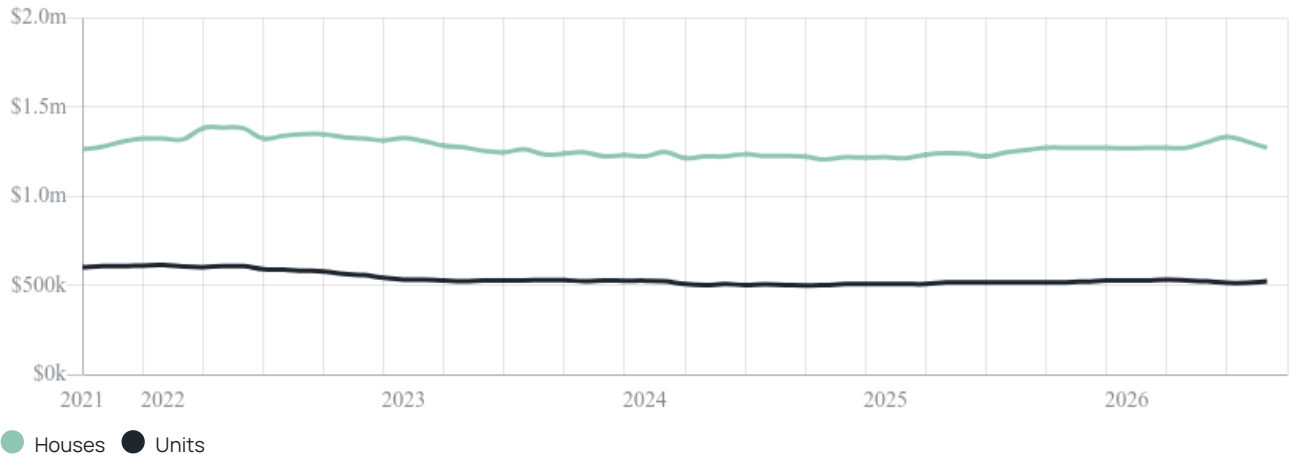
Median

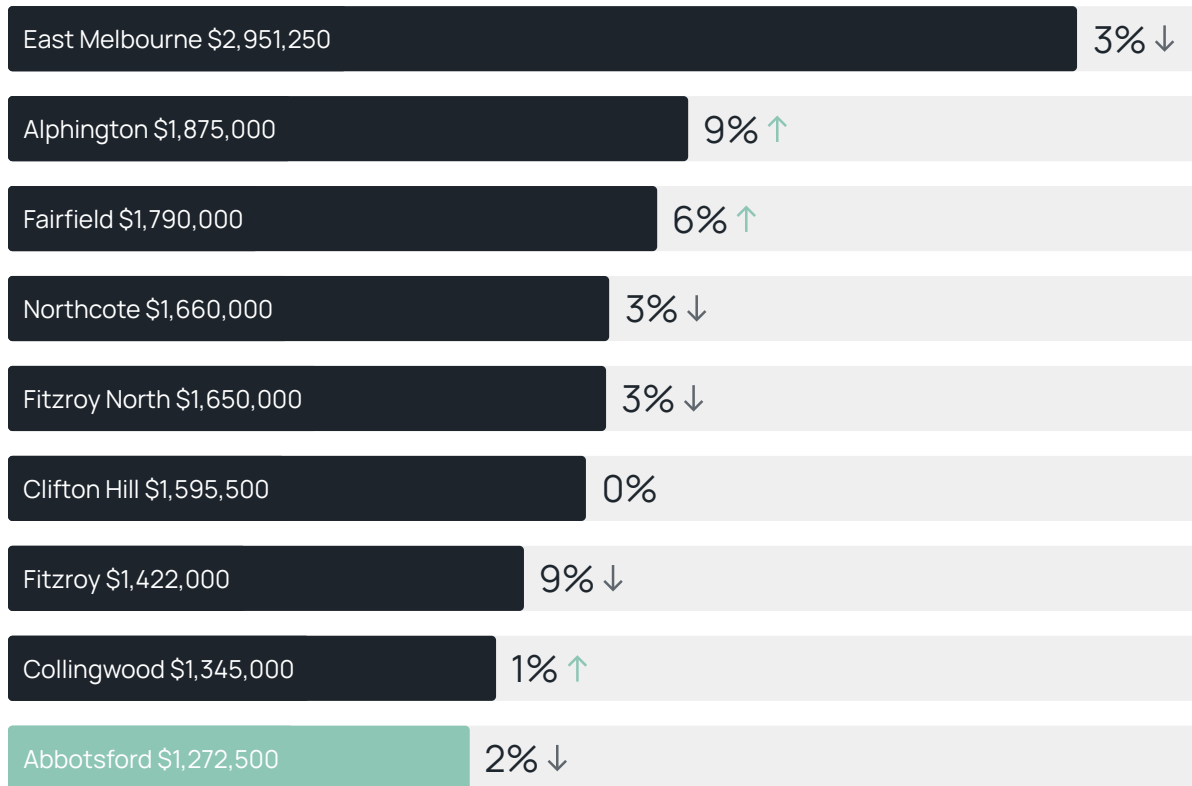
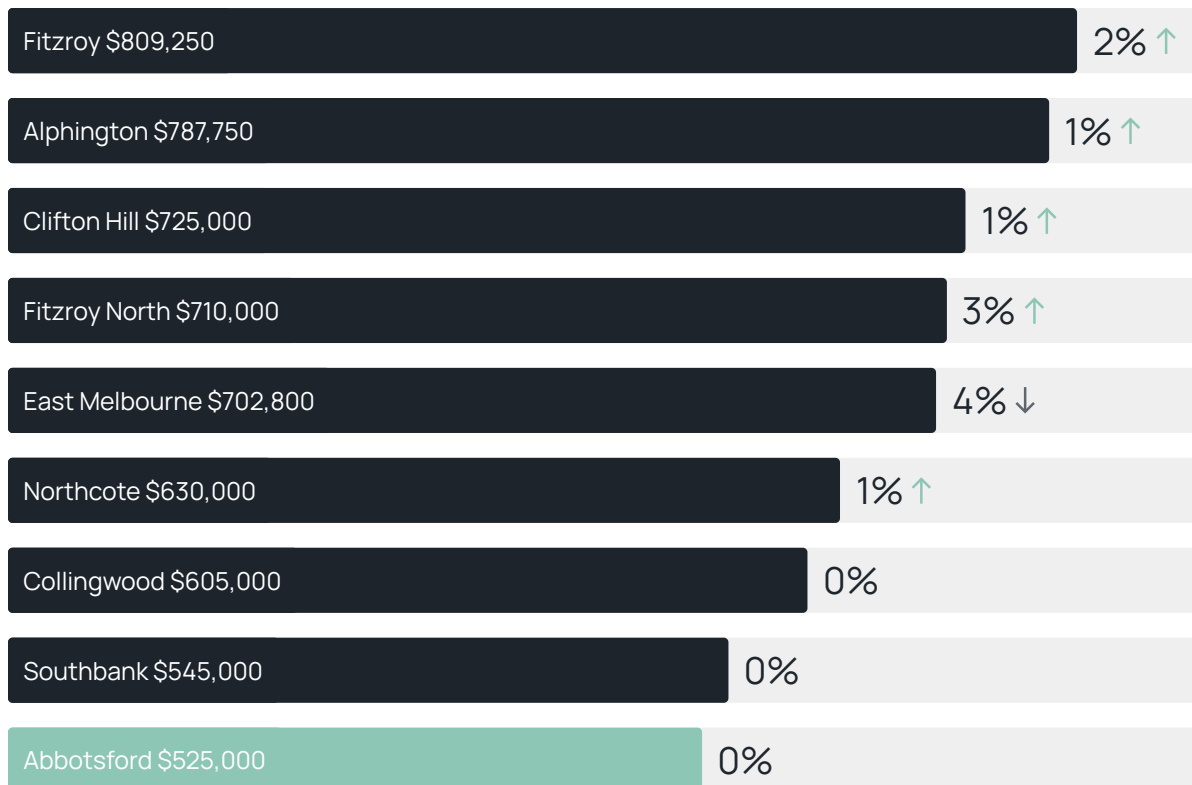
\$525k

Quarterly price change

1.55% ↑

Abbotsford quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 21%
● Private 79%

Auction clearance rate³

63.16%

Median days on market³

House

Unit

25 days

33 days

Jellis Craig average inspection attendance per listing⁴

38 groups

Average hold period¹

House

Unit

14.9 years

10.3 years

Dwelling type⁵

● Houses 14% ● Units 86%

Ownership⁵

● Owned outright 16% ● Mortgaged 27% ● Rented 57%

Population⁵

9,088

Median asking rent per week¹

Unit

\$863

\$600

Population growth⁵

11.05%

Rental yield¹

House

Unit

3.75%

5.83%

Median age⁵

33 years

Median household size⁵

1.9 people

Recent Abbotsford sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 708c/11 Shamrock Street Abbotsford	1	Apartment	\$395,000	02 Sep 2026
 E407/11 Flockhart Street Abbotsford	2	Apartment	\$450,000	01 Sep 2026
 5/288 Langridge Street Abbotsford	1	Apartment	\$420,000	01 Sep 2026
 107 Turner Street Abbotsford	2	House	\$1,508,000	23 Aug 2026
 9 Charles Street Abbotsford	2	House	\$1,007,000	22 Aug 2026
 175 Vere Street Abbotsford	2	House	Undisclosed	22 Aug 2026
 27 Charles Street Abbotsford	2	House	Undisclosed	22 Aug 2026
 BG01/8 Grosvenor Street Abbotsford	2	Apartment	Undisclosed	19 Aug 2026
 807/11 Shamrock Street Abbotsford	1	Apartment	\$400,000	18 Aug 2026
 221/4 Acacia Place Abbotsford	1	Apartment	\$360,000	14 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 610A/609 Victoria Street Abbotsford	2	Apartment	\$605,000	11 Aug 2026
 107/6 Acacia Place Abbotsford	1	Apartment	Undisclosed	10 Aug 2026
 73/80 Trenerry Crescent Abbotsford	2	Townhouse	\$800,000	07 Aug 2026
 6 Lulie Street Abbotsford	1	Apartment	\$425,000	06 Aug 2026
 63A Park Street Abbotsford	3	Townhouse	Undisclosed	06 Aug 2026
 1007/1 Acacia Place Abbotsford	1	Apartment	\$425,000	05 Aug 2026
 109/8 Grosvenor Street Abbotsford	2	Apartment	\$430,000	03 Aug 2026
 15 William Street Abbotsford	3	House	\$1,250,000	01 Aug 2026
 807/11 Flockhart Street Abbotsford	2	Apartment	Undisclosed	31 Jul 2026
 608/8 Grosvenor Street Abbotsford	2	Apartment	\$483,000	31 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 87/80 Trenerry Crescent Abbotsford	3	Apartment	Undisclosed	30 Jul 2026
 1004/251 Johnston Street Abbotsford	1	Apartment	Undisclosed	27 Jul 2026
 106 Charles Street Abbotsford	2	House	\$1,360,000	25 Jul 2026
 516/20 Shamrock Street Abbotsford	1	Apartment	Undisclosed	25 Jul 2026
 1002/20 Shamrock Street Abbotsford	3	Apartment	\$1,000,000	24 Jul 2026
 202/10 Trenerry Crescent Abbotsford	1	Apartment	\$450,000	24 Jul 2026
 24/84 Trenerry Crescent Abbotsford	2	Townhouse	\$865,000	24 Jul 2026
 814/20 Shamrock Street Abbotsford	1	Apartment	Undisclosed	17 Jul 2026
 36 Lithgow Street Abbotsford	2	House	Undisclosed	16 Jul 2026
 H404/12 Trenerry Crescent Abbotsford	1	Apartment	\$420,000	16 Jul 2026



Jellis Craig Richmond
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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